

FOR SALE



10B Hornsey Way, Balga

This modern residence features three generously proportioned bedrooms and two contemporary bathrooms. Conveniently located within walking distance to parks, schools, public transport, and countless amenities. This private villa is tucked away from street view and has plenty to offer the discerning buyer. Equipped with a modern chefs kitchen featuring stainless steel appliances, and ample storage space. With a fantastic tenant in place, this is the perfect opportunity for the investor wanting to step into the property market at an affordable price, or a buyer who wants to secure now and move in at the

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Price: \$540,000

View: remax.com.au/property-details/R2-3940699

Brett White

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Kathy Moore

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RE/MAX Extreme, Currumbine

end of the lease.

Key features encompass:

- Master bedroom with ensuite and his and hers robes
- Two additional bedrooms with built-in robes
- Well positioned main bathroom with bathtub, shower, and vanity
- Centrally located kitchen with stainless steel appliances, double fridge recess and ample cupboard and bench space
- Open plan design with neutral tones
- Split system A/C in main living area
- Timber floorboards
- Decked alfresco finished with a cedar ceiling
- Double garage with shoppers' entry
- 500m to Barry Britton Reserve, 750m to Majella Catholic Primary School, 800m to John Septimus Roe, 850m to Warriapendi Kindy and 1km to Gladys Newton School (distances are approximates)
- Built approx. 2008
- Block size approx. 206m²
- Floor space approx. 104m²
- Leased at \$470/week until November '24
- Current market rates \$530 - \$550/week*
- No strata levies

Contact to Kathy Moore of Brett White Team to book your viewing.

* Note - the buyer/s shouldn't rely solely on the potential returns advised by the selling agents and should conduct their own due diligence to make an informed

<https://www.remaxextreme.com.au/>

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